

P o p e s H e a d E s t a t e s P a r k



GENERAL MANAGEMENT PLAN

AND

CONCEPTUAL DEVELOPMENT PLAN

Springfield District, Fairfax County, Virginia

December, 2003

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I. GENERAL MANAGEMENT

A. INTRODUCTION

1. Purpose and Description of the Plan

The General Management Plan (GMP) serves as a guide for all future planning and programming. Reference to this document is essential before future planning and design projects are started. Research has been conducted on the existing natural and cultural resources and should be referred to prior to any site-specific decision-making.

This GMP describes the existing natural, cultural, and historical resources of the park, as well as other existing conditions. Management zones have been established, with accompanying lists of potential uses for each zone. The uses are described in general terms, so that as visitor needs change, the uses provided can change.

Recommendations for future planning, design and construction projects are described in the final section of this plan. It is not the intent of this plan to develop the specifics of each future plan but to state what plans and projects are needed to meet the goals of the GMP and the needs of park visitors.

General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically, to reflect changes that occur both on- and off-site. GMP's are only one part of the integrated Park Management Plan. After the GMP is completed, the recommended plans and projects shown in the final section of this document should be initiated. With the finalized GMP, a Conceptual Development Plan (CDP) and a Project Implementation Plan (PIP) can be accomplished to coordinate and integrate the various proposed projects, thus completing the Park Management Plan.

2. Park Description

The site is located along the Fairfax County Parkway (Route 7100), just south of the Parkway's interchange with Braddock Road (Route 620) and is an assemblage of 15 parcels that have been acquired by the Park Authority. The assemblage can be found on Fairfax County Tax Maps 67-1 ((1)) parcels 36 and 94, 67-1 ((4)) parcel 17, 67-2 ((1)) parcel 37, 67-2 ((6)) parcels 5 and 5A, and 67-2 ((14)) parcels 7 through 15. The total area of the assemblage is approximately 97 acres.

The assemblage creates a long and narrow, linear-shaped site that is bounded by the Fairfax County Parkway to the west and south, with approximately 5,600 linear feet of Parkway frontage. The site varies in width, from 400 to 800 feet, and is presently undeveloped and primarily wooded. Piney Branch stream flows southward in the western portion of the site.



The site wraps around the Lincoln Park subdivision to the north. Parcels 5, 5A, and 17, part of the site's assemblage, was once part of this subdivision. The Lincoln Park subdivision was created in the 1950's and consists mostly of three-acre lots on public ditch section roads. Approximately one half of the lots are vacant today. Land values in this subdivision range from \$116,000 (with no improvements) to \$646,000 with improvements.

The Mott Community Center, an existing Fairfax County recreation and community facility, is an adjacent use and is located on Braddock Road, north of the site. The remainder of the surrounding uses consists of existing residential lots. The site and surrounding uses are in the Residential Conservation (R-C) zoning district, in an area of the Occoquan watershed that was designated by the Board of Supervisors as being environmentally sensitive for the protection of the Occoquan Reservoir.

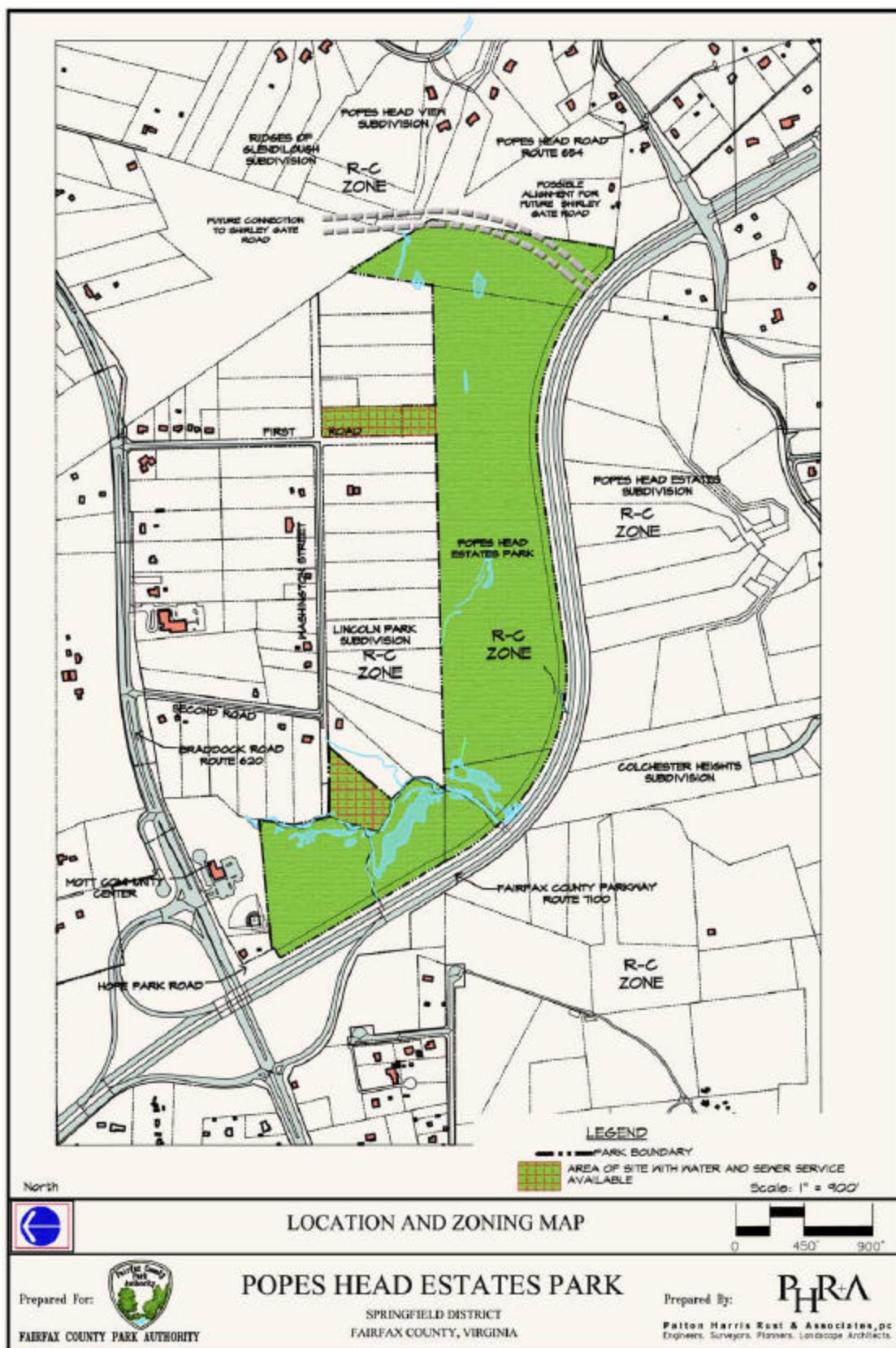
(See Location and Zoning Map, page 6)

3. Park History

a) History of Land Ownership

The outlines of the ownership and land-use history of this site are based on land records associated with the property. This history is useful in that it helps us determine which areas are most likely to contain significant historical resources. In the event that historical resources are located on the ground, this history gives us a head start in identifying, dating, and determining the significance of those resources.

Popes Head Estates Park



Popes Head Estates Park

During the 18th century, the subject parcels were part of a large parcel of some 1,200 acres owned and named by Edward Payne. His holdings comprised lands along Popes Head Creek and Piney Branch. According to local historical records, Payne also built a small gristmill. While the date of the original mill is uncertain, it appears that it was built sometime between 1790 and 1804. The first historical mention of the mill was in 1815 in a sales notice for Hope Park by Dr. David Stuart who purchased Hope Park from Payne in 1785.

The property remained intact until 1822, some 8 years after Dr. Stuart's death in 1814. In 1822, 383 acres of Hope Park were "conveyed away". In 1825, an additional 220 acres were purchased by Ellzey T. Sheid, who later divided this parcel (Deed Book Liber T-3, page 67), on September 15, 1852. The farthest western extent of this property ended at Piney Branch, and contains most of the parcels that make up this portion of park. These parcels are adjacent to the properties of John Barnes, Sr., who purchased Hope Park in February of 1838. At that time, the plantation was in a terrible state. The Barnes family restored Hope Park when the Orange and Alexandria Railroad extended west into the Pope's Head Creek Valley. The railroad provided the local farming economy an instrument for getting harvest to a larger market that boosted the local economy. The large Barnes parcels were subdivided to his heirs in 1853 (Deed Book S-3, p. 375).

Further subdivision of these parcels resulted in the adjacent development known as Lincoln Park development (Deed Book 458, page 387) dated May 5, 1945. Some of the adjacent parcels remain undeveloped in the subdivision to this present day.

b) Administrative History

During 2001 and 2002, four (4) transactions occurred that were initiated by the Fairfax County Park Authority (FCPA) to acquire the total acreage for this assemblage. In January 2001, the FCPA acquired approximately 58.4 acres, Tax Map 67-2 ((14)) parcels 6 through 15, from the Virginia Department of Transportation (VDOT) as part of the right-of-way purchase for Fairfax County Parkway construction.

In November 2001, the FCPA acquired a one (1.0) acre parcel, Tax Map 67-2 ((6)) 5A, from private ownership. The parcel is located within the Lincoln Park Subdivision (5325 First Road) and the Lincoln-Lewis-Vannoy Conservation Area/sewer district. It was purchased for its access to the existing pressure sewer system in the Lincoln Park Subdivision.

In March of 2002, the FCPA acquired 13.22 additional acres, Tax Map 67-2 ((1)) parcel 37, from the George Mason University Foundation. There is no recorded address for this parcel.

Lastly, in July 2002, the FCPA acquired 17.98 acres, Tax Map number 67-1 ((1)) 36, from private ownership. The parcel address is 12119 Braddock Road.

c) Summary of Land Record Research

The review of land records indicates that the property contained a small gristmill along Piney Branch. Due to the historical importance of water resources, the area around Piney Branch has the greatest potential for historic resources.

B. PARK PURPOSE & SIGNIFICANCE

1. Park Purpose: What is the purpose of the park?

Park Purpose statements are intended to provide an umbrella for planning and decision-making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible as legislative requirements and visitor preferences change.

The purpose of Popes Head Estates Park is to:

- Provide active and passive recreation for citizens of Fairfax County.
- Preserve and protect natural resources
- Preserve and protect cultural resources

The purpose statements are not intended to be mutually exclusive and some of these statements may appear to be in conflict. They are intended to be integrated into a common purpose of providing recreational opportunities and protecting the existing resources.

2. Significance Statement: Why is the park important?

The Popes Head Estates Park will play an important role within the Fairfax County Park system by providing open space for both active and passive recreation, while at the same time, seeking to protect the most sensitive natural and cultural resources.

Popes Head Estates Park

3. Visitor Experiences

Visitors will be able to participate in a number of active and passive recreational activities. Additionally, visitors will learn of important natural and cultural resources through educational interpretation.

4. Park Classification

a) District Park

District Parks provide diversified area-wide recreation services to several sectors of the County. They are intended to support extended day use for both informal and organized activities and to protect and interpret identified natural and cultural resources. A District Park may be located anywhere in the County outside of Urban Centers, preferably with access by secondary or arterial roads. Access should be available by the Countywide Trail System to encourage pedestrian and bicycle trips; access by public transit is also highly desirable. On-site parking is required.

District Parks are typically 50-200 acres in size. Depending on site characteristics, District Parks may combine large complexes of intensively developed facilities with extensive natural areas. The extent of development will depend on topography, environmental and culturally sensitive site features, and amount of developable area. Lighted facilities and extended hours of operation are expected. Development may include all Neighborhood and Community Park facilities at a greater scale than those park types and may include athletic field complexes or a recreation center building.

C. PARK & RECREATION NEED

Need for park and recreation facilities is determined through long range planning efforts. The Park Authority tracks inventory of facilities and land, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine reasonable need. This needs assessment process was most recently completed in 1993, updated, in 1996 and is currently being redone. Most of the survey and analysis work is complete confirming many of the predictions from the prior assessment.

There is a significant countywide shortage of most types of athletic fields with the most notable shortage of 117 rectangular fields. There is a current deficiency of 18

adult baseball diamonds. These shortages are projected to grow to 177 and 25 respectively by the year 2013. There is also a need for skate facilities, and multi-purpose court complexes to satisfy the age segments of the population that most often use these types of facilities. The recreation activity most often participated in by citizens is trail use. There is also a need for larger picnic shelter areas for group use.

While the current Needs Assessment work identifies other deficiencies, these are significant. Deficiencies of these types of facilities have been previously noted in this area of the county. This park site offers opportunities to develop facilities that can satisfy a portion of the FCPA contribution to the identified need.

D. EXISTING CONDITIONS

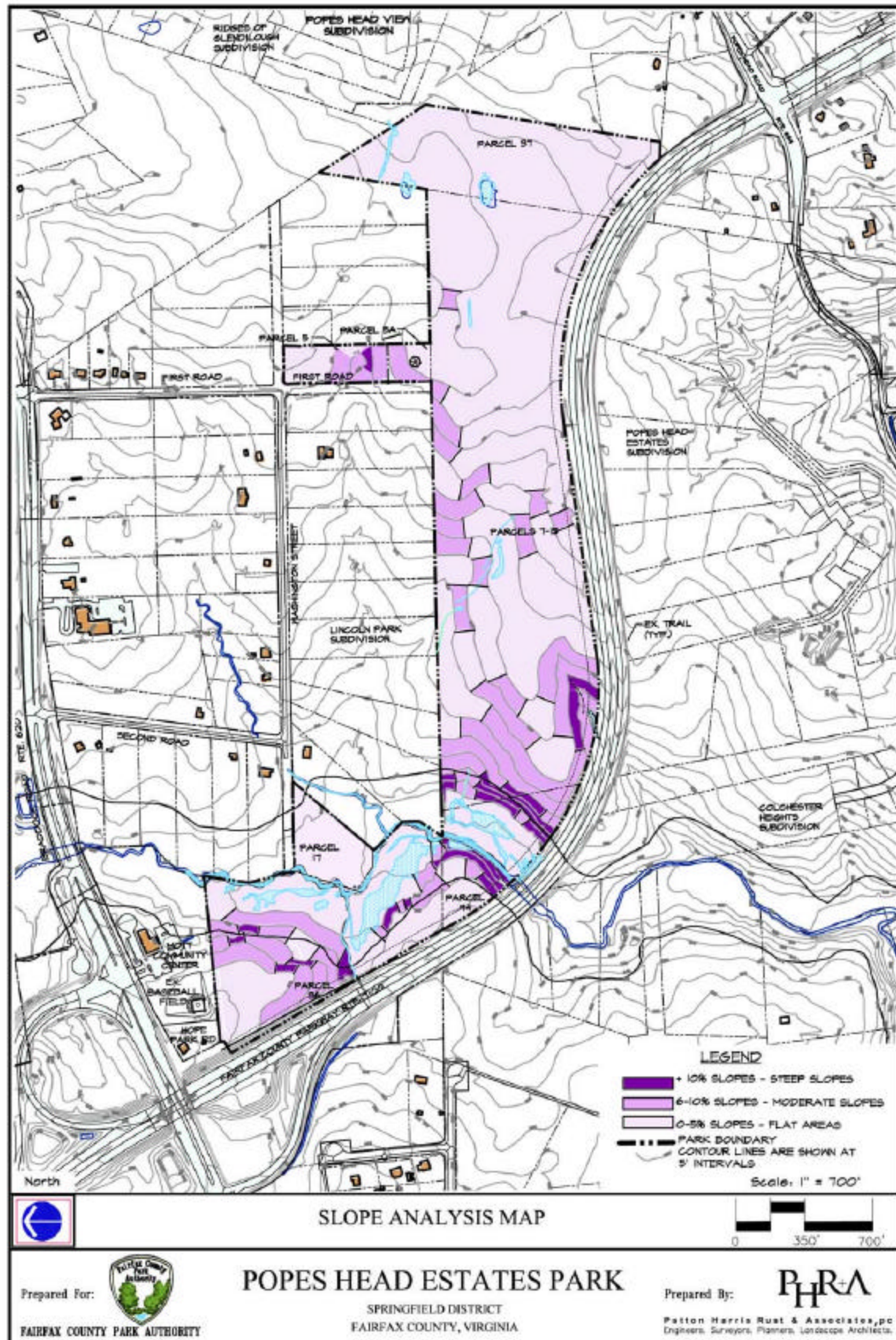


1. Natural Resources

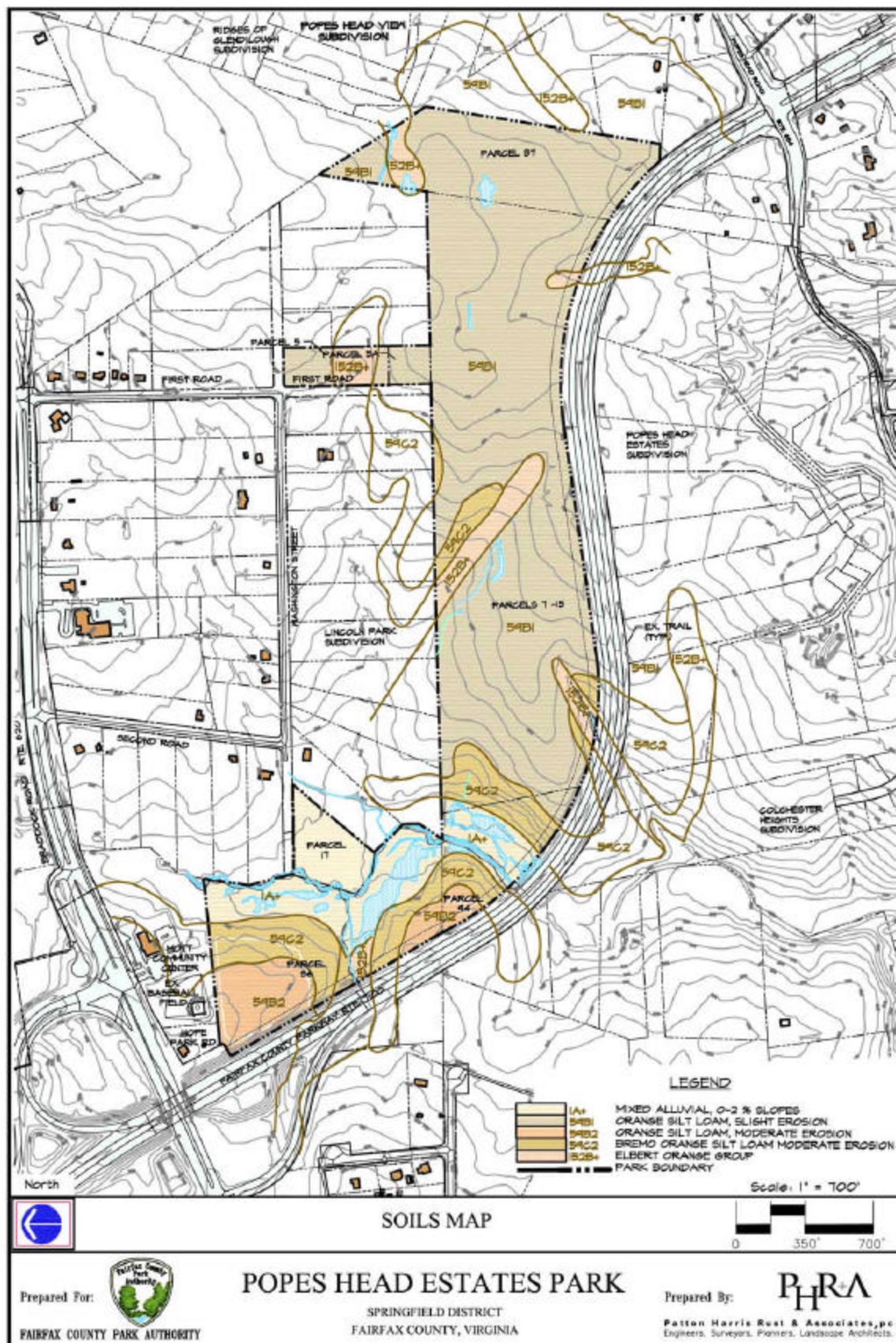
The majority of the site (approximately 86 acres) consists of a forested community. Approximately 70 acres of this is mature upland hardwood forest, a relatively rare type of habitat in Fairfax County. The remaining five acres of the site is in a mid-successional field, located in the northwestern portion of the site.

The forested areas are primarily in a mature climax condition, dominated by white, black and red oaks, pignut hickories, and red maples on the higher portions of the site. The lower areas, primarily adjacent to Piney Branch, are dominated by yellow poplar, red maple, sweetgum and swamp white oaks. A five-acre stand of Virginia pine is found in the northwest portion of the site. Please refer to the Forest Stand Delineation found in the attachments.

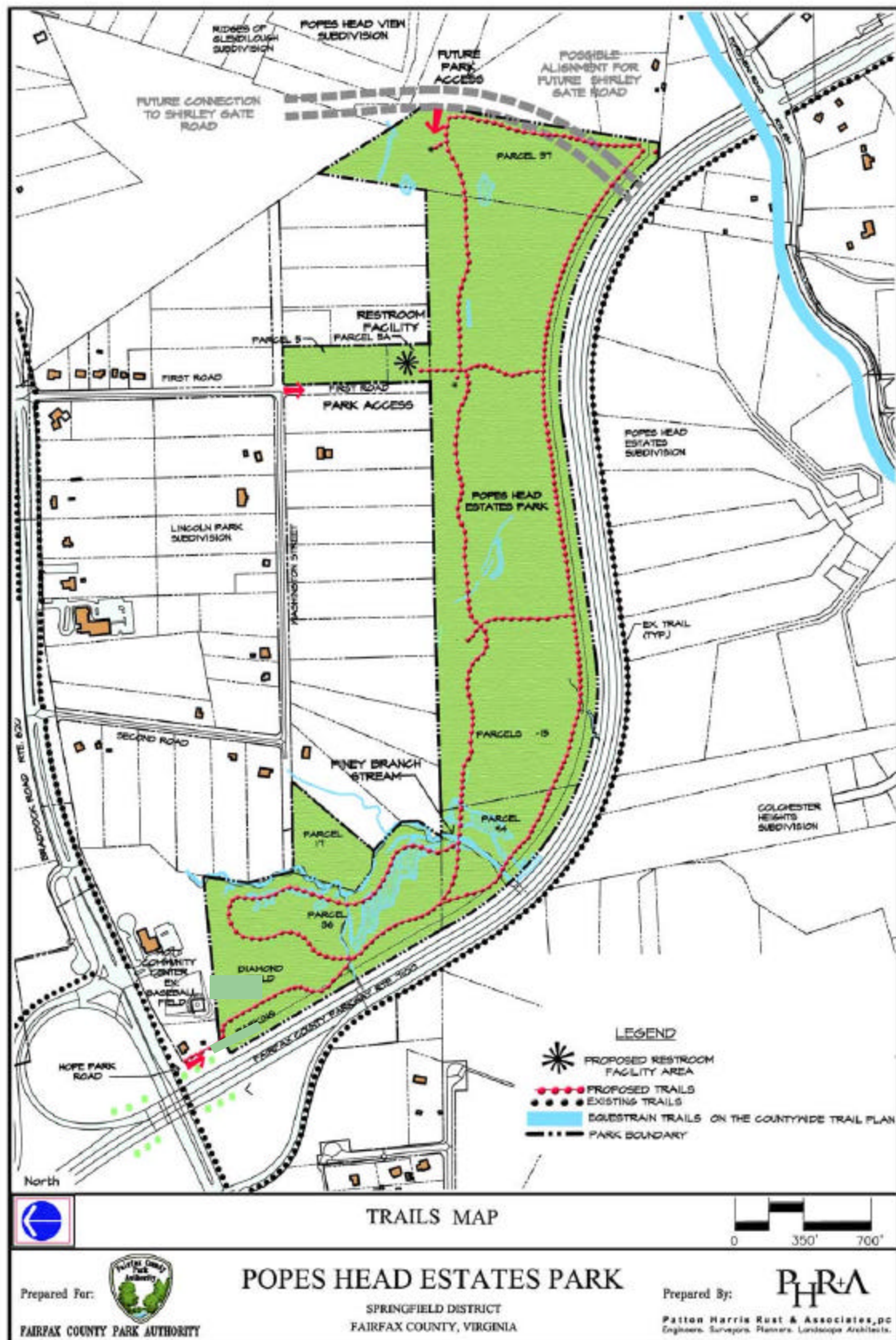
Popes Head Estates Park



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Popes Head Estates Park



Popes Head Estates Park

a) Piney Branch and Wetlands

Piney Branch flows generally southward across the western portion of the site. This stream, depicted as a tributary stream by USGS mapping, varies in width from 10 to 15 feet wide with a defined bed and bank. Several large pockets of wetlands are present adjacent to the stream banks. The 100-year floodplain and the connected wetlands to the stream are components of a Resource Protection Area (RPA) imposed by the County's Chesapeake Bay Protection ordinance. Additional intermittent streams and isolated wetlands are found throughout the site, including two vernal pools that are present on the northeast portion. Development onsite should be located so as to avoid disturbing wetlands and vernal pools where possible. A copy of the Wetland Delineation Report is included in the attachments for reference.

b) Slopes

The site generally slopes from east and west towards Piney Branch at the western end of the site. Slopes range from 2 to 3 percent at the eastern end to 6 to 7 percent across the central and far western portions of the site. Within 200 to 250 feet of the Piney Branch floodplain on either side of the stream, slopes increase to the 10 to 15 percent range. The Piney Branch floodplain ranging from 200 to 300 feet wide has gentle slopes of 2 to 3 percent. (See Slope Analysis Map, page 9)

c) Geology and Soils

As defined in the *Soils of Fairfax County General Ratings for Urban Development (1993)*, three distinct geologic regions, the Coastal Plain to the east, the Central Piedmont Upland and the Western Triassic Basin, occur in Fairfax County. Popes Head Estates Park lies within Piedmont Upland that occurs in the central portion of the County. The Piedmont Upland is characterized by underlying metamorphic rocks with well drained upland areas as well as drainage ways, floodplains and side slopes with seasonal high water tables and poor drainage underlain by greenstone bedrock.

The Popes Head Estates Park site is comprised mainly of Orange soils over the majority of the site with Mixed Alluvial soils associated with the Piney Branch stream at the western end of the site. Small pockets of Elbert soils occur within the Orange soils. All of the mentioned soils have characteristics associated with them which may make site development difficult.

The Orange soils group (#59), comprising about 90 percent of the site, is a plastic clay soil generally one to two feet thick beneath a thin, silty surface layer. A perched seasonal water table, resulting from the slow permeability of the subsoil and underlying bedrock, is 0.5 to 1 foot below the surface. Depth to hard bedrock ranges from 4 to 15 feet and building support is low in the soft, plastic clays but good on the bedrock. Grading and subsurface drainage may be needed to prevent wet areas and to provide adequate drainage for paved areas. Deep excavations for foundations and utilities may require blasting. The underlying greenstone bedrock can contain naturally-occurring fibrous asbestos that may become airborne during excavation. Worker protection and dust control measures may be needed during construction if this condition is identified. Development costs in this soil type are likely to be higher than average.

The second most prominent soils group is the Mixed Alluvial (#1) associated with the Piney Branch floodplain at the western end of the site. This soil is comprised of a range of soft organic silts and clays to dense gravel-sand-silt-clay alluvium. A seasonal high water table varies from 0 to 2.5 feet below the surface and depth to hard bedrock ranges from 3 to 30 feet. Building and septic field development is poorly suited to this soils group because of poor soil strength and seasonal saturation due to flooding. Stream bank erosion and hydric soils associated with wetlands may occur within these soils.

The least prominent soils group on the site, Elbert (#152), appear as small fingers of soil surrounded by the Orange soils. These soils have essentially the same challenges as the Orange soils with a seasonal high water, shallow depth to bedrock, naturally occurring asbestos materials and plastic clay subsoils 2 to 4 feet below the surface. Elbert soils also contain predominantly hydric soils often associated with non-tidal wetlands.

Special emphasis on storm water management will be required when facilities are designed. Low infiltration rates in these soils and addition of impervious surfaces will endanger the sites wetlands unless special measures are incorporated in site design.

(See Soils Map, page 10)

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2. Cultural Resources

a) Prehistoric Cultural Resources

In times prior to European Contact, locations with ample water resources (Piney Branch) would have been attractive lands for Native American people. The streams also would have attracted Native Americans because of the abundance of game for hunting, as well as cobbles for the manufacture of stone tools. During a brief pedestrian survey, outcrops of quartz and steatite (soapstone) were noted, which were also important resources for native peoples. While no Native American sites are known to be present on these parcels, the potential for their existence is high in areas near Piney Branch and other smaller tributaries.

b) Archaeologist Recommendations

While the Pope's Head Park has few known cultural resources, the likelihood that both historic and Native American sites exist is high. One known site (44FX1997, a milldam on Piney Branch) exists on the property, and is likely associated with Hope Park Mill (AKA Robey's Mill) located some 4,000 feet to the south. The date of the mill dam is likely to be prior to 1825. Sometime after, the mill site was subdivided and sold to Mr. Sheid. As such, this dam is an important cultural resource, and should be protected. The dam lies in a low wetland. The wooded areas of the park have moderate to high potential for Native American sites and Civil War sites. There are a number of Civil War Sites in the vicinity, as the properties are along Braddock Road, a major thoroughfare during the war. Likewise, during the limited pedestrian survey, several old roadbeds were located in the southern section of the park. Quartz and steatite outcrops were also observed.

Based on the potential for Native American activity and found evidence of early historic activity, the entire area should undergo an archaeological survey program prior to construction activities, with the excavation of shovel test pits (STPs) on a regular interval of not more than 30 feet, in order to identify the presence or absence of any sites. Upon completion of the archaeological survey, further evaluation of any new sites will be needed to assess their integrity and eligibility for inclusion in the National Register of Historic Places. Careful consideration should be given during the development of this park in order to preserve known archaeological sites.

3. Access

The site presently has two opportunities for access: First Road for the eastern portion of the site, and Hope Park Road for the western portion. The Piney Branch flood plain separates the larger eastern and more significant portion of the site from the smaller western portion. Due to the impacts and costs of crossing this environmentally sensitive area, an internal park road connection to the eastern and western portions of the site is unlikely. Therefore, both access locations are important for the use of each area.



First Road provides access to the eastern portion of the site, which has the majority of the usage area for the park. First Road is a two lane, ditch section street within the Lincoln Park subdivision. It connects to Braddock Road approximately 2,000 feet north of the site. Braddock Road is presently a four lane, divided road. There is an existing median break with a left turn lane in place at the intersection with First Road. With the additional traffic to the park, a right turn lane would likely be needed on Braddock Road. Presently, First Road terminates at Washington Street and would need to be extended approximately 700 feet southward to the site within an existing 50 foot wide right-of-way. Off-site grading easements may be needed on the adjacent residential lots for the construction of the road extension. The existing portion of First Road between Braddock Road to Washington Street may need to be widened slightly to accommodate the increase in traffic to the park.

Hope Park Road provides access to the western portion of the site, which is much smaller in size and only capable of supporting one (1) activity field with parking. Hope Park Road connects to Braddock Road approximately 300 feet north of the site. No median break is present, nor possible, on Braddock Road at

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Hopes Park Road due to its closeness to the existing median break at the adjacent Mott Community Center.

Despite the site's significant frontage to the Fairfax County Parkway (Parkway), access from this road will, most likely, not be permitted due to its major arterial classification and limited-access policy.

An alignment of the extension of Shirley Gate Road is planned to connect to the parkway along the site's eastern boundary as shown in the Fairfax County Comprehensive Plan. The exact location, alignment or timing of this future road has not been determined. The future road is planned to be a four lane, divided arterial. Depending on the final design of the interchange with the Parkway, as well as the adjacent Popes Head Road, future access to the park may be possible from an extension of Shirley Gate Road, provided it is as far away from the Parkway as possible to allow for good cross-over spacing. At this time there are no development plans nor funding for this improvement.

Access to the park via trails is an important element for a District Park. Presently, there is an existing asphalt Countywide trail located on the opposite (south) side of the Parkway. Connection to the Countywide Trail will occur through the proposed trails in the park site. Crossings on the Parkway should only be encouraged at grade-separated or signalized intersections, such as Braddock and Popes Head Roads.

(See Trails Map, page 11)



4. Utilities

Public sanitary service is available to parcels 5, 5A, and 17 via an existing pressure-flow sanitary system present in the Lincoln Park subdivision. The system is designed to handle a flow rate comparable to a single family house. Coordination with the Department of Public Works and Environmental Services will be necessary to determine the size of the proposed bathroom facilities that may be permitted.

Public water is available in Lincoln Park subdivision. To provide public water service to parcel 5 and 5A, approximately 1,200 feet of off-site water main extension will be required to tie into an existing eight inch water main that presently terminates in First Road.

Existing power service is available to the site via overhead electrical lines that are present along the western boundary of the site adjacent to the Parkway. Coordination with NOVEC is necessary to determine if an upgrade to the existing network is required.

E. MANAGEMENT FRAMEWORK

(See General Management Plan, page 15)

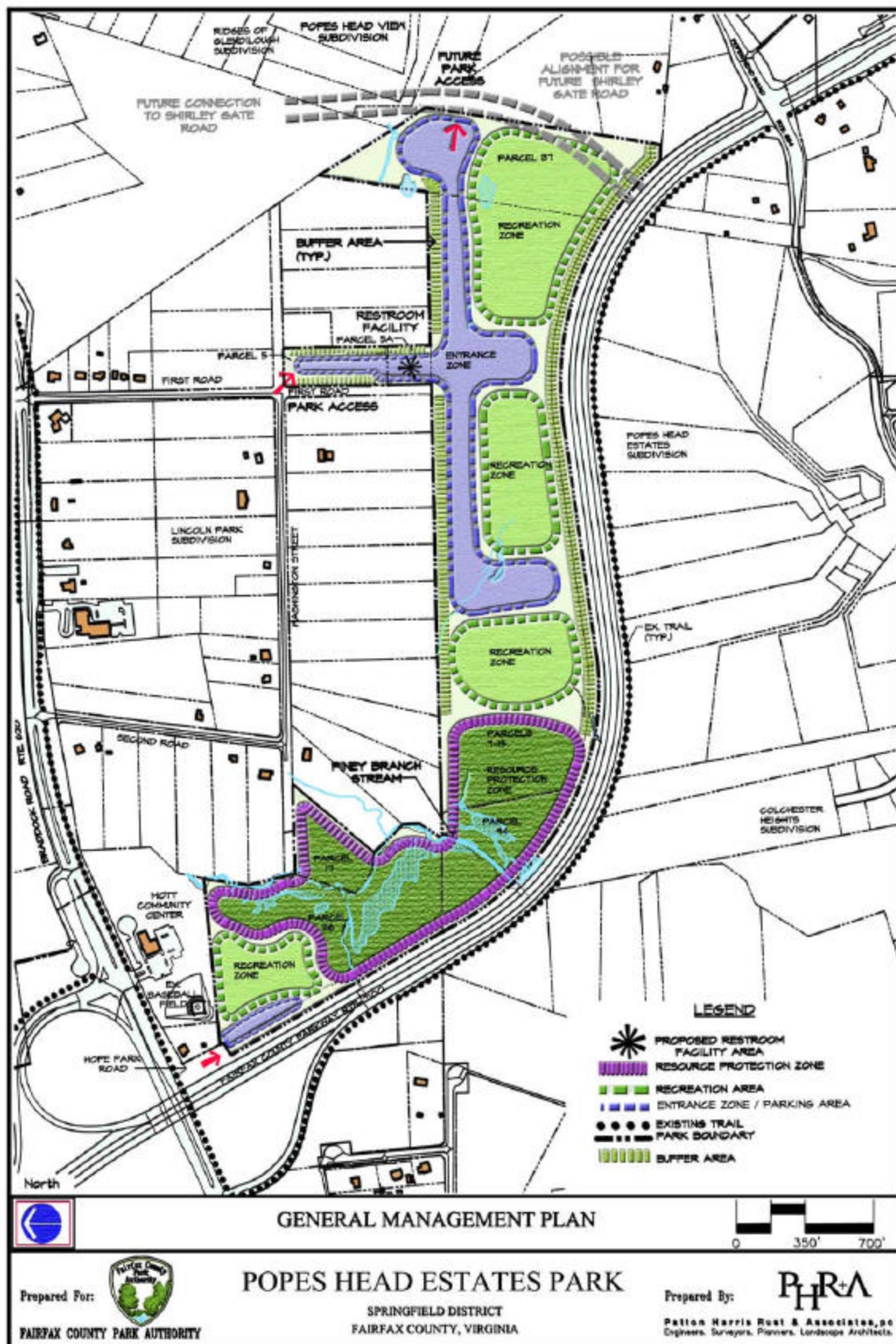
The management framework integrates research, site analysis and basic data presented in this document. Management Zones have been defined to provide a framework for decision-making. Existing conditions are the primary consideration in the development of the management zones. The framework provides broad flexibility within a range of potential uses for each management zone.

The "Potential Uses" stated for a management zone describe what land uses and activities are acceptable for each zone. If a use is not listed for a zone, by its omission, it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making future decisions.

1. Recreation Zones

The majority of the site's land area can be designated a Recreation Zone based on favorable existing conditions of the site to develop the land. The site has four recreation zones: three located east of Piney Branch, and one located west of Piney Branch, adjacent to the Mott Community Center.

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The primary purpose of this zone is to provide visitors with active and passive recreation experiences.

Potential Uses:

- Active and passive recreation
- Required site development facilities, such as screening and barriers.
- Utilities and storm water management.

2. Entrance Zones

The vehicular entrance zones for the park should reflect the two aforementioned access points, First Road and Hope Park Road, as well as the possible future access to the future Shirley Gate Road. The zone should include the park's entrance road and parking areas.

Potential Uses:

- Road and road improvements
- Parking
- Trails
- Utilities



3. Resource Protection Zone

Piney Branch, its associated wetlands and steep slopes should be protected in a Resource Protection Zone based on the information from the Natural Resource Inventory and Wetland Delineation. This zone should also include a buffer area adjacent to residential properties surrounding the site. Buffers between the recreation zones of the park will remain undeveloped and may additionally be planted with appropriate vegetation to further limit sound travel and lines of sight. Human impact in the Resource Protection Zone will be kept to a minimum. Management of the natural resources will be allowed, however, new facilities that contribute to environmental degradation of this zone shall be prohibited.

Potential Uses:

- Trails and trail support facilities
- Wildlife and habitat management
- Research and interpretation of, and education about, the resources.

4. Buffer Zones

Buffer zones should be provided along the periphery of the park to minimize impacts where adjacent to residential uses. In conformance with zoning requirements, a 35-foot wide transitional screening yard is required, but current Park Authority standards dictate a minimum 50-foot wide buffer zone. Acting as a buffer to proposed activities and elements within the park, evergreen planting or fencing would limit the sound travel and lines of sight, while ornamental trees and shrubs could provide seasonal interest and enhance the transition between the neighborhood and park property. However, opportunities to preserve and retain existing trees and forested areas should be sought, in preference to new plantings. The Park Authority normally tries to preserve and not disturb any existing vegetation within the 50-foot buffer area and to supplement that existing buffer material as may be needed or appropriate.

II. CONCEPTUAL DEVELOPMENT PLAN

(See Conceptual Development Plan, page 20)

A. INTRODUCTION

The Conceptual Development Plan (CDP) describes recommendations for future park development using the management framework established under the GDP. The CDP contains descriptions of the concept plan elements, design concerns and plans (maps) that show the general locations of recommended projects.

The design of the park may incorporate a general theme to provide park identity and character. At this time, a theme is desired that will memorialize County residents who have died during service to Fairfax County. This theme can be reflected in special areas of the park, or nodes, as well as through architecture and landscape elements that may be proposed throughout the park.

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B. DESCRIPTION OF THE PLAN ELEMENTS

Recommendations for this draft Master Plan are based on the 1993 adopted Parkland and Recreation Facility Needs Analysis and the current Fairfax County Recreation Demand Survey. The needs are based on the estimated population in the Springfield District for the year 2003. The inventory of available facilities compared with current needs shows a deficit in rectangular and diamond fields in the Springfield District. Rectangular and diamond fields proposed in this plan help decrease the deficit of athletic facilities and increase Fairfax County's level of service to its citizens.

1. Rectangular Fields

As voiced by the citizens during a workshop meeting, one of the biggest needs for this park is multiple rectangular fields that can be used for soccer, football, lacrosse, field hockey or other organized team sports. To respond to this need, the Recreation Zones have been configured to support the maximum number of regulation-sized lighted rectangular fields (one per zone) as practicable. The site is wide enough to allow for the fields to be oriented in the north-south direction, which is the optimum orientation for team play on these fields. This orientation is also optimum for relating to the site's existing topography.

The fields should be grouped together as much as possible to encourage shared parking facilities and to be favorable for tournament play when multiple, interdependent games may occur. Benches and bleachers should be provided with ADA accessibility.

A lighted rectangular field, suitable for micro-soccer, should be located in the western Recreation Zone. This is adjacent to the existing Little League baseball field located on the Mott Community Center site and would be an appropriate, complimentary use. Access to a field in this location will be from Hope Park Road to a proposed parking lot. Benches and bleachers for all fields should be provided with ADA accessibility.

2. Diamond Fields

Also in response to the needs identified by citizens, the eastern Recreation Zone has been configured to support the maximum number of 90-foot diamond, lighted fields (three in the zone) as practicable. The fields should be organized in a "fan" orientation to create an "Activity

Node" where the infields meet. This node should include a picnic area, playground, bleachers, and a possible concession stand. The parking lot should be designed to accommodate a safe drop-off zone in this node. These proposed elements could be designed in a way to reflect a "memorial-patriot" theme, such as a Pentagon shape reflected within specialty pavement, to reinforce the theme concept described above. Multiple field built to similar standards would be conducive to conducting athletic tournament activities.

3. Family Activity Areas

Family Activity areas provide a variety of passive and active uses for family users.



a. Picnic Area

The picnic areas serve social and activity needs of the families and all park users. The areas should include picnic tables, possibly a pavilion with hardscape and weather protection, grills, benches and trash receptacle. Opportunities to save existing trees in this area should be encouraged to provide shade and interest to the area.

b. Play Ground/Tot lot

Playground and tot lot areas should be located adjacent to the picnic areas to provide close-by activities during social eating events. A playground should provide for two distinct play groups, one for children ages two to five, and a second group of children ages five to twelve. Play equipment and events should encourage social interaction, role playing, and cognitive achievement. Permanent resilient surfacing should be installed to provide for safety and ADA accessibility to the area. The play areas should include benches and fences if adjacent to vehicular areas.

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4. Preservation Areas

Piney Branch, its associated wetlands, and adjacent steep slopes present an opportunity within the park for the enjoyment of nature and education about Fairfax County's natural resources. To encourage these visitor experiences, the preservation areas may include soft trails and boardwalks designed to minimize degradation of the area. A stream crossing of Piney Branch for the proposed asphalt trail along the Parkway should accommodate pedestrian, bicycle and light maintenance vehicle uses. An additional, "wet weather" stream crossings may be introduced for a second crossing further up stream at an appropriate location. Educational kiosks, plaques and signs may be used along the trails and boardwalks. An outdoor classroom may also be located in this area. This facility could consist of low, log-bench seating for children. No structures are envisioned for this facility within the Resource Protection Area (RPA).

Development of trails, boardwalks, seating and other facilities within the preservation area should be designed, installed and maintained in a manner that will minimize disturbance and degradation to the existing conditions in the area.

5. Restrooms/Concessions

A small restroom/concessions building is proposed on Parcel 5A at the First Road entrance of the park. Since parcels 5, 5A, and 17 are the only park parcels within the County's approved special sanitary sewer district, there is limited flexibility for locating these facilities within the park. The building should be located in the middle and rear of the lot in order to maximize buffers with the adjacent residential lots and designed to fit into the adjacent residential character. A sanitary lateral will need to be extended to an existing force main located in Washington Street. Separate women's and men's facilities should be provided meeting ADA accessibility requirements for restroom facilities.

(See [*Utilities*](#) on page 14 for additional information.)

6. Parking Areas

Parking should be provided internal to the site to handle peak parking demands for the park activities. Parking on the adjacent Lincoln Park residential streets shall be discouraged to avoid a degradation to the existing residents' current quality of life.

7. Trails

One of the criteria for a District Park is to be connected to the Countywide Trail System for non-motorized vehicle access. To achieve this, an asphalt, eight foot wide bike trail should be constructed along the park's entire frontage with the Parkway to provide a link from Braddock Road to Popes Head Road. However, there is one off-site parcel between the eastern boundary of the park and Popes Head Road that would require a trail easement for the Park Authority to be able to provide a complete trail connection.



The park's internal trails should connect to the Parkway bike trail, and "Trail Entrance Nodes" should be developed at such park entrances. These nodes should include an arrangement of natural landscape features to reflect the memorial-patriot theme of the park. A connection should be made to provide a direct route to the park's rest rooms. To cross Piney Branch, a separate pedestrian-bicycle span bridge should be used at an appropriate location close to the Parkway.

8. Skate Park

In conjunction with the adjacent Mott Community Center, a skate park area is located near the common boundary with the Center in the northwestern portion of the site. Proposed facilities should be of a nature and scale appropriate for a small community center facility.

9. Entrance and Parkway Nodes

Park "Entrance Nodes" should be created at the proposed entrance from First Road and planned for a potential, future entrance from Shirley Gate Road. The design of these areas should incorporate architectural and landscape features that reflect a memorial-patriot theme and provide a characteristic gateway into the park.

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“Parkway Nodes” also provide park identity. There are two opportunities for Parkway Nodes: at the intersection of the Fairfax County Parkway and Braddock Road, and at the future intersection of the Parkway and Shirley Gate Road. These two locations are approximately one mile apart and would define the boundaries of the park for Parkway users. Landscape plantings or architectural elements should be designed in the open space areas of these locations. Coordination with VDOT will be required to ensure safety and maintenance concerns are met.

DESIGN CONCERNS

1. Parking Areas and Interior Park Roads

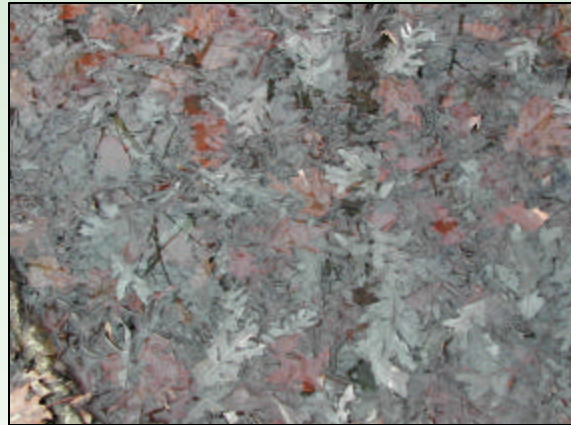
All opportunities to reduce the imperviousness of the park facilities should be pursued. Porous or permeable pavements should be considered for all internal roads and parking areas. To meet the park’s peak parking demands, fifty (50) spaces per athletic field should be provided. The parking should be located close to athletic field benches and bleachers for convenience to the users and to discourage parking out of the designated parking areas. Pavement edges should be lined with curbs, wheel stops or other means to prevent vehicles from driving off of the parking surface. Consideration should be given during the design to adequately mitigate on-site headlight glare by screening and proper parking orientation.

2. Athletic Field Lighting Glare Control

To reduce light spillage and glare onto the adjacent residences and the Parkway, state-of-the-art athletic field lights should be used. Light use should also be limited to no later than 11:00 PM as to not disrupt the adjacent neighborhoods.

3. Low Impact Development Practices

All development on the site should utilize Low Impact Development Practices, such as minimizing tree loss and reducing the amount of impervious area, and with a particular focus on innovative stormwater management techniques.



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